

RESOLUTION NO. A-_____

SPECIAL PERMIT NO. 1966

1 WHEREAS, Dennis McCulley, Trustee, La Mountain Trust, has submitted an
2 application designated as Special Permit No. 1966 for authority to preserve and reuse an
3 historic landmark (Joseph Grainger House) as a bed and breakfast inn consisting of two
4 bed and breakfast guest rooms and four dwelling units on property located at 1970 B
5 Street, and legally described to wit:

6 The south 142 feet of Lot 1, Mount Emerald Addition, Lincoln,
7 Lancaster County, Nebraska; and

8 WHEREAS, the Lincoln Lancaster County Planning Commission
9 recommended approval of the use of the Joseph Grainger House as a bed and breakfast
10 inn provided the inn was limited to two bed and breakfast guest rooms and one owner
11 occupied dwelling unit; and

12 WHEREAS, the real property adjacent to the area included within the site
13 plan for this bed and breakfast inn as recommended by the Planning Commission will not
14 be adversely affected; and

15 WHEREAS, the site plan together with the terms and conditions hereinafter
16 set forth are consistent with the intent and purpose of Title 27 of the Lincoln Municipal
17 Code to promote the public health, safety, and general welfare.

18 NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of
19 Lincoln, Nebraska:

1 That the application of Dennis McCulley, Trustee, La Mountain Trust,
2 hereinafter referred to as "Permittee", to preserve and reuse an historic landmark as a bed
3 and breakfast inn on the above-described property be and the same is hereby granted
4 under the provisions of Section 27.63.400 of the Lincoln Municipal Code upon condition
5 that development and operation of said bed and breakfast inn be in strict compliance with
6 said application, the site plan, and the following additional express terms, conditions, and
7 requirements:

8 1. This permit authorizes the use of the Joseph Grainger House property
9 for two bed and breakfast guest rooms and one owner occupied dwelling unit.

10 2. Before occupying the bed and breakfast, all development and
11 construction must be completed in conformance with the approved plans.

12 3. Signs for the Joseph Grainger House must receive a Certificate of
13 Appropriateness from the Historic Preservation Commission prior to installation.

14 4. All privately-owned improvements must be permanently maintained
15 by the Permittee.

16 5. The site plan approved by this permit shall be the basis for all
17 interpretations of setbacks, yards, locations of buildings, location of parking and circulation
18 elements, and similar matters.

19 6 The terms, conditions, and requirements of this resolution shall be
20 binding and obligatory upon the Permittee, and Permittee's successors, and assigns. The
21 building official shall report violations to the City Council which may revoke the special
22 permit or take such other action as may be necessary to gain compliance.

1 7 The Permittee shall sign and return the City's letter of acceptance to
2 the City Clerk within 30 days following approval of the special permit, provided, however,
3 said 30-day period may be extended up to six months by administrative amendment. The
4 City Clerk shall file a copy of the resolution approving the special permit and the letter of
5 acceptance with the Register of Deeds, filing fees therefor to be paid in advance by the
6 Permittee.

Introduced by:

Approved as to Form & Legality:

City Attorney

Approved this ____ day of _____, 2002:

Mayor